



12 JESSOP WAY | HASLINGTON | CHESHIRE | CW1 5FU | OIRO £335,000



12 Jessop Way, Haslington, Cheshire, CW1 5FU

Recently extended to provide generous family friendly accommodation, the sublime four bedroom, two bathroom detached family house boasts an excellent light and spacious Kitchen/ Dining/ Family Room with bi fold doors leading directly to the rear garden.

The property has been enjoyed by one family since new and has also recently had a new family bathroom fitted. The delightful family accommodation briefly comprises:

Entrance hall with attractive flooring, Cloaks /WC, Living Room, fabulous elegant Kitchen/Dining/ Family Room with granite work surface, Utility Room, First Floor Landing, Master Bedroom One and Ensuite Shower Room, Bedrooms Two, Three and Four, stunning renovated Family Bathroom.

Integral Single Garage with recently completed double width driveway.

Lawned garden to the front and charming well established rear garden with lawn, patio and numerous shrubs, plants and trees.

uPVC double glazing and Gas Central Heating.

**VIEWING IS REQUIRED TO FULLY APPRECIATE THE BEAUTIFUL
PROPERTY**





DIRECTIONS

Proceed from the Agents Nantwich office along Hospital Office. Continue ahead at the mini roundabout to the Churches Mansion roundabout. Turn left and at the next roundabout turn right onto Crewe Road.

Proceed all the way into Crewe, passing the train station on your right and continuing ahead at both large roundabouts. At the next roundabout take the fourth exit, sign posted Haslington and turn right off Crewe Road onto Jessops Way. The property will be observed on the right hand side.

HASLINGTON

Haslington offers a range of shops including a bakers, newsagents, hairdressers, pubs, as well as reputed local schools. There is a good local community spirit which involves groups and clubs for residents. Nearby Sandbach Town Centre has a range of further amenities including delis, restaurants, boutiques, coffee shops, Waitrose, fashion shops etc. On Thursdays a thriving traditional Elizabethan street market is held. Good road links lead to the M6 Motorway for commuters and nearby Towns. Crewe Railway Station provides excellent links for rail commuters. Excellent travel and commuting links are provided by quick access to the M6 Motorway junction 17, Sandbach railway station provides good links to Manchester, frequent trains from Crewe mainline railway station link Cheshire to London in 2 hours and Manchester International Airport is within a 40 minute drive.

CREWE

Crewe is a large conurbation located in Cheshire East. Noted for its large railway engineering site at the Crewe Works the town is also home to the Bentley motor car factory and a number of business parks surround the town. Being located close to M6 Junction 16 and also with Crewe railway station being a major interchange station on the West Coast Main line, Crewe has excellent transport links and infrastructure. For air travel, the closest airport is Manchester which is located approx. 30 miles away. Looking ahead it is currently the plan for Crewe to be linked to the proposed HS2 line via a connection from the West Coast Main Line just to the south of the town. If this proposed development goes ahead it is thought that it will be possible to travel from Crewe to London in 58mins.

NANTWICH

Nantwich is a charming market town set beside the River Weaver with a rich history, a wide range of speciality shops & 4 supermarkets. Nantwich in Bloom in November 2015 was delighted to have once again scooped the prestigious Gold award from the Britain in Bloom competition. In Cheshire, Nantwich is second only to Chester in its wealth of historic buildings. The High Street has many of the town's finest buildings, including the Queen's Aid House and The Crown Hotel built in 1585. Four major motorways which cross Cheshire ensure fast access to the key commercial centres of Britain and are linked to Nantwich by the A500 Link Road. Manchester Airport, one of Europe's busiest and fastest developing, is within a 45 minute drive of Nantwich. Frequent trains from Crewe railway station link Cheshire to London-Euston in only 1hr 30mins. Manchester and Liverpool offer alternative big city entertainment. Internationally famous football teams, theatres and concert halls are just some of the many attractions.



THE ACCOMMODATION

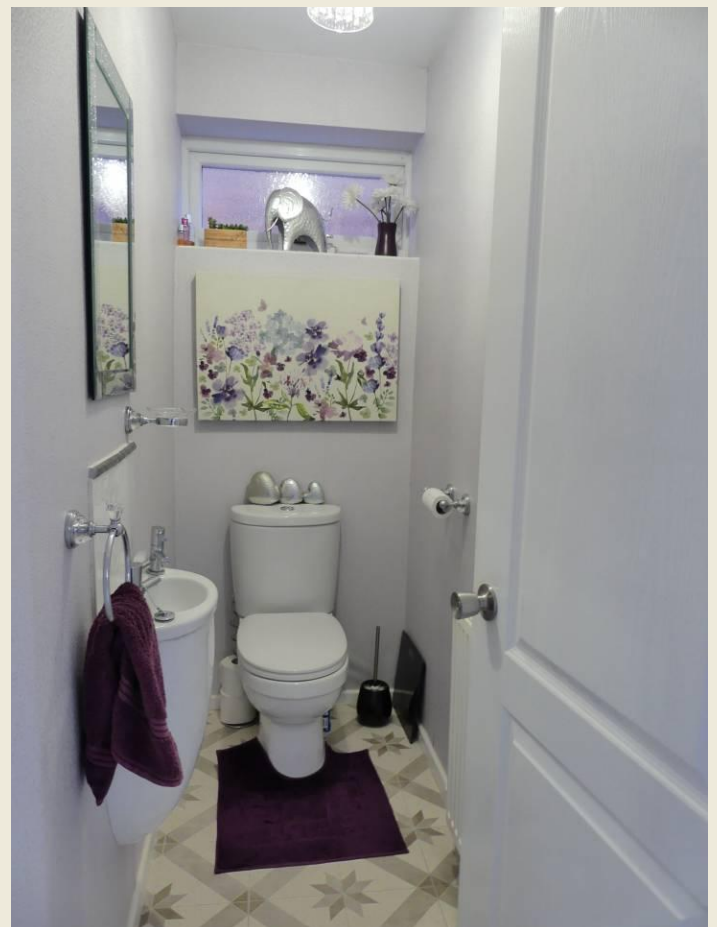
With approximate dimensions, comprises;

ENTRANCE HALL

UPVC Double glazed entrance door, ceiling light point, stairs rising to the first floor, stunning 'contemporary Minton' style newly installed flooring (completed 2020).

CLOAKS/WC

Low level WC, wash hand basin, ceiling light point, radiator, uPVC double glazed window, continuation of the beautiful contemporary 'Minton style' flooring.





KITCHEN DINING FAMILY ROOM

An exceptional room, bathed in natural light & extended in 2014. Featuring under floor heating, beautiful granite work surfaces and flexibility to position the family & dining areas to suit prospective purchasers.

Comprehensively well equipped, the kitchen itself comprises cream coloured wall, base & drawer units of in particular note is the beautifully curved cupboards with solid granite work surfaces in 'Ivory Fantasy'. Under mounted sink unit & mixer tap.

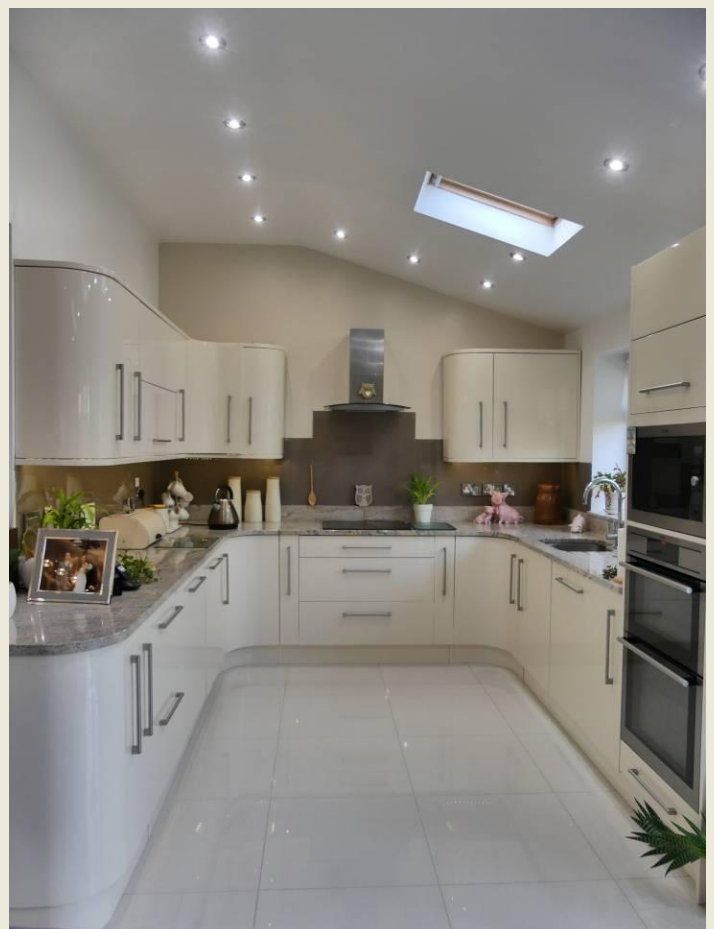
Integrated appliances include induction hob with extractor over, eye level double electric oven & separate eye level microwave oven, dishwasher, fridge & freezer.

Stunning tall ceiling with Velux roof lights & recessed ceiling spot lights, granite up stands & highly attractive smoky glass splash backs. stunning tiled floor with under floor heating (completed 2020), uPVC double glazed bi fold doors leading directly into the garden.

The space expands to both the family & dining areas with additional recessed ceiling spot lights, Velux roof lights, ceiling light point, radiator, TV point, telephone point. Doors to the Utility Room, Living Room & Hall.

UTILITY ROOM

Well equipped with a range of wall, base & drawer units with work surface, light point, uPVC double glazed door to the side, part tiled walls.







LIVING ROOM

Well appointed & again naturally light, ceiling light point, radiator, TV point, uPVC double glazed box bay window to the front elevation, highly attractive marble fireplace with coal effect gas fire.





GALLERIED FIRST FLOOR LANDING

Ceiling light point, loft access, radiator.



MASTER BEDROOM ONE

Of an excellent size with ceiling light point, radiator, TV point, telephone point, built in wardrobe with mirror fronted sliding doors. Door to the Ensuite.



ENSUITE SHOWER ROOM

Built in shower cubicle (fully tiled where visible) with mains shower & pivot door, concealed cistern WC & wash hand basin inset into attractive base level vanity cupboard, ceiling light point, tiled walls, flooring, uPVC double glazed window, ladder radiator.





STUNNING REMODELLED FAMILY BATHROOM

Magnificently appointed in 2018 in a truly stunning contemporary & chic style. Comprising; large panel bath with mixer taps & hand held shower attachment, pedestal wash hand basin & low level WC, recessed ceiling spot lights, particularly attractive fully tiled walls with vertical contract tiling, slim uPVC double glazed window to the rear, highly attractive mirror with inset light, tall ladder radiator, complimentary tiled floor.





BEDROOM TWO

Ceiling light point, radiator, uPVC double glazed window.

BEDROOM THREE

Ceiling light point, radiator, uPVC double glazed window.

BEDROOM FOUR / OFFICE

Ceiling light point, radiator, uPVC double glazed window.

EXTERIOR

The property enjoys pleasant lawned gardens to the front & rear and has the benefit of having had new soffits, guttering & fascias replaced together with the driveway having been completely renewed in 2020. There is a pleasant lawned front garden & paved pathway to the side. The rear garden is enchanting & features a raised lawn, patio & timber shed (recently painted in a charming heritage colour). Soft cottage style planting provides various areas of interest and a further seating area to the rear of the garden is the perfect spot to relax & entertain. In all the garden enjoys not being directly overlooked and offers a pretty established space for both budding or the more experienced gardeners. Integral single garage with up & door, power & light. Excellent double width driveway to the front.

EPC RATING: C

COUNCIL TAX BAND: D

SERVICES

All mains water, drainage, electricity & gas services are either connected or available locally (subject to statutory undertakers costs & conditions). Gas central heating

NOTE: No tests have been made of electrical, water, drainage and heating systems and associated appliances, nor confirmation obtained from the statutory bodies of the presence of these services.

TENURE

Presumed Freehold with vacant possession upon completion (Subject to Contract).

VIEWING

Strictly by appointment with the Agents Wright Marshall Nantwich Office. Tel: 01270 625410 E-mail: nantwichsales1@wrightmarshall.co.uk Opening Hours: Mon-Fri 9.00-5.30pm, Sat 9.00-4.00pm.

SALES PARTICULARS & PLAN/S

The sale particulars and plan/s have been prepared for the convenience of prospective purchasers and, whilst every care has been taken in their preparation, their accuracy is not guaranteed nor, in any circumstances, will they give grounds for an action in law. All required questions relating to the property/land should be made by prospective viewers/purchasers to satisfy their own enquiries etc prior to & throughout a sales transaction.

ALL MEASUREMENTS

All measurements are approximate and are converted from the metric for the convenience of prospective purchasers. The opinions expressed are those of the selling agents at the time of marketing and any matters of fact material to your buying decision should be separately verified prior to an exchange of contracts.



COPYRIGHT & DISTRIBUTION OF INFORMATION

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the Agent's/website owner's express prior written consent.

MARKET APPRAISAL

"Thinking of Selling"? Wright Marshall have the experience and local knowledge to offer you a free marketing appraisal of your own property without obligation. Budgeting your move is probably the first step in the moving process. It is worth remembering that we may already have a purchaser waiting to buy your home.

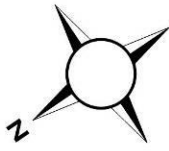
FINANCIAL ADVICE

We can help you fund your new purchase with mortgage advice!

** Contact one of our sales team today on 01270 625410, pop in to chat further at our friendly Nantwich Office at 56 High Street, Nantwich, Cheshire, CW5 5BB or email us if this is more convenient initially on; nantwichsales1@wrightmarshall.co.uk, so we can discuss your requirements further **

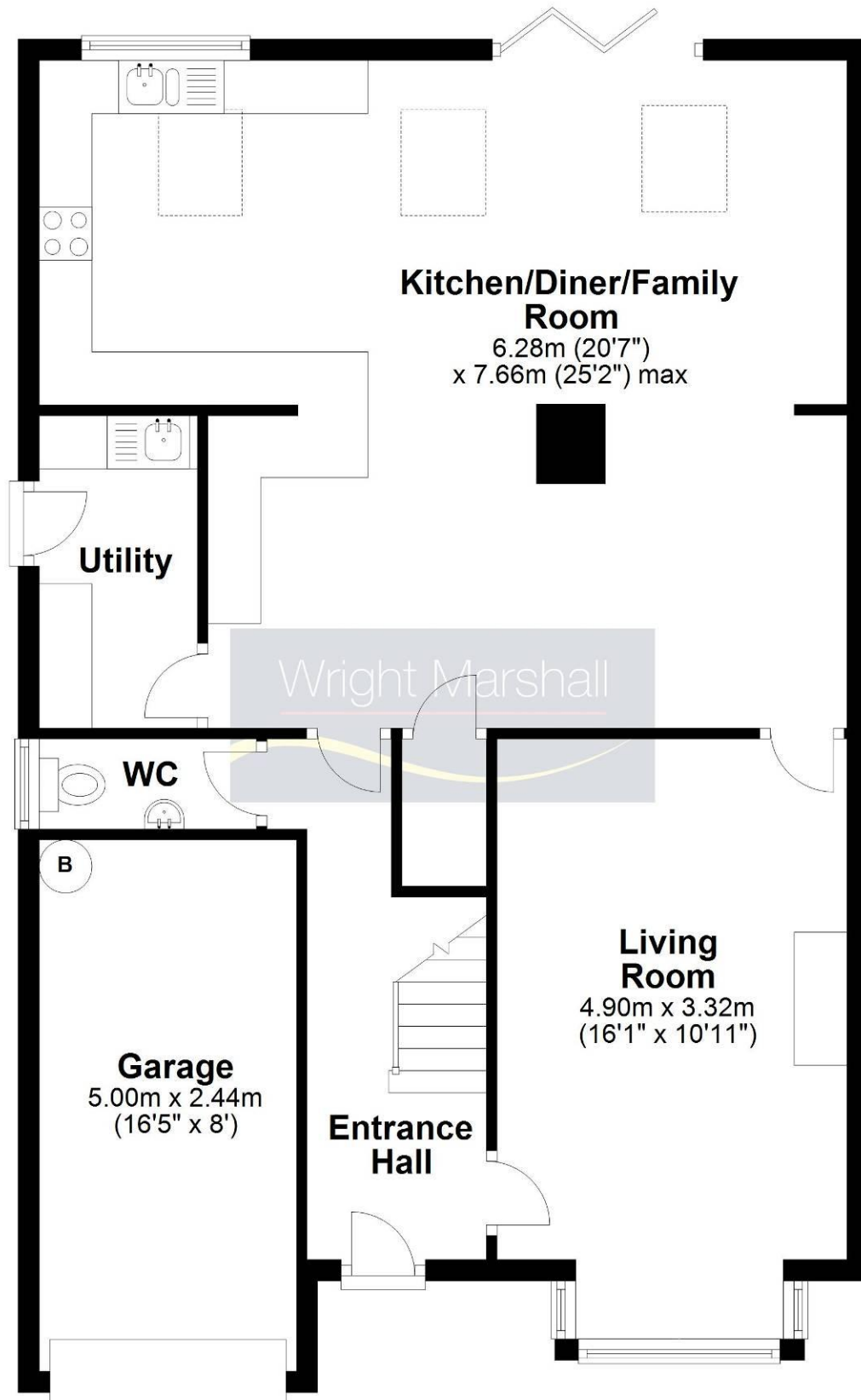
For whole of market mortgage advice with access to numerous deals and exclusive rates not available on the high street, please ask a member of the Wright Marshall, Nantwich team for more information. Your home may be repossessed if you do not keep up repayments on your mortgage.





Ground Floor

Approx. 90.5 sq. metres (973.9 sq. feet)



First Floor

Approx. 63.1 sq. metres (678.7 sq. feet)

